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ABSTRACT

Pursuant to Florida educational legislation, this report presents findings of an educational plant survey conducted in March 1993 at Lake City Community College (LCCC). The report is designed to aid the formulation of plans for housing the educational program, student population, faculty, administrators, staff, and ancillary services of the college for the ensuing 5-year period. Sections 1, 2, and 3 provide background information on the plant survey team, procedural policies, the cooperative process used in conducting plant surveys, and the scheduling and statutory foundations of plant surveys in the Florida community college system. Section 4 presents a historical overview of LCCC, including its major purposes, goals, and policies as they relate to the capital improvements program. Section 5 analyzes the student population and projected enrollment for the 5-year period, while section 6 highlights the program, service, and facility needs of LCCC. Section 7 provides an inventory of existing sites and facilities, including a table of existing satisfactory student stations and space used per facility, and a discussion of instructional and auxiliary facilities. Section 8 provides a plan for housing programs, students, and services, and section 9 features an analysis of capital outlay finances, including revenue sources for capital outlay. The 10th and final section offers recommendations for specific construction, remodeling, and renovating plans, as well as data on site acquisition, development, and improvement needs and costs for each campus, totaling $11,796,427 college-wide. Numerous statistical exhibits supplement the text. (NAB)

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Educational Plant Survey

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LAKE CITY COMMUNITY COLLEGE

MARCH 1-5, 1993

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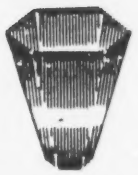

State of Florida
Department of Education
Tallahassee, Florida
Betty Castor, Commissioner
Affirmative action/equal opportunity employer

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EDUCATIONAL PLANT SURVEY

LAKE CITY COMMUNITY COLLEGE

March 1 - 5, 1993

DEPARTMENT OF EDUCATION
TALLAHASSEE, FLORIDA
BETTY CASTOR, COMMISSIONER

Affirmative action/Equal opportunity employer

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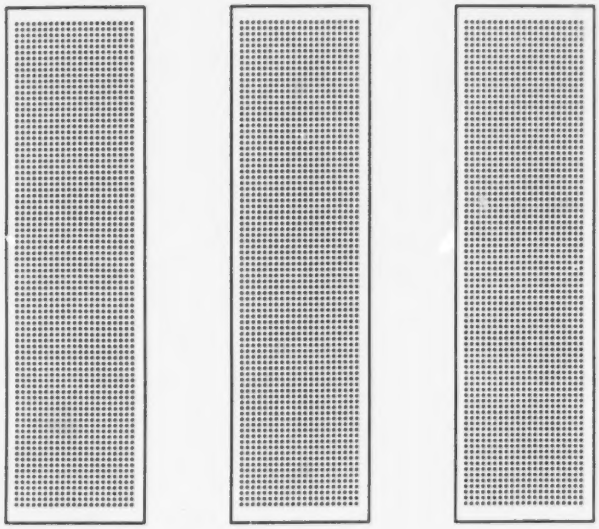

SECTION 1

EDUCATIONAL PLANT

SURVEY

TEAM

Team members: Persons serving on the educational plant survey for Lake City Community College were from the Department of Education, Office of Educational Facilities.

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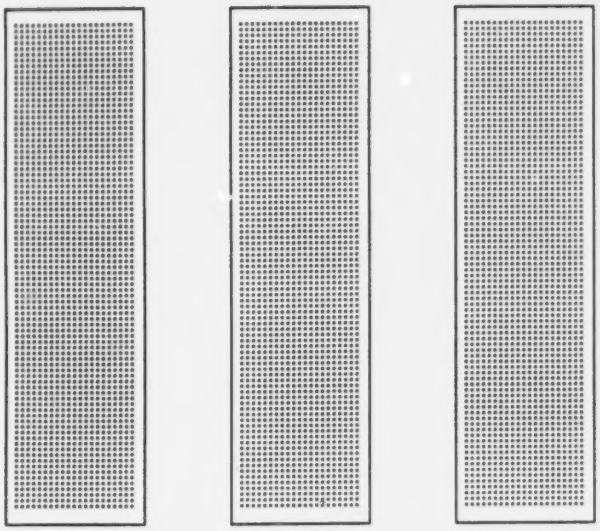


SECTION 2

PREFACE

An educational plant survey is a systematic study and evaluation of existing educational plants and the determination of future educational plant needs with respect to provision of appropriate facilities for accommodating educational programs and services for students. At least every five years, each Florida community college district board of trustees arranges for a districtwide educational plant survey pursuant to requirements in Section 9(d) of Article XII of the State Constitution, as amended, and Section 235.15, Florida Statutes (F.S.). The purpose of the survey is to aid the formulation of plans for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college for the following five-year period.

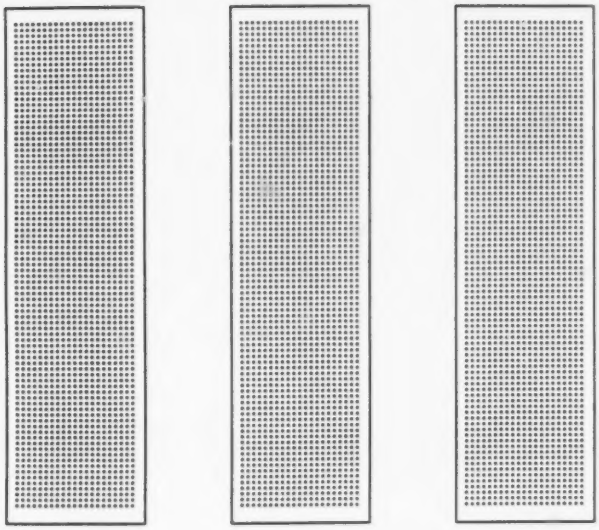
This publication, prepared for the District Board of Trustees of Lake City Community College, is the report of findings of the educational plant survey for Lake City Community College conducted March 1 - 5, 1993. The report contains recommendations for the educational plants of the college for the period from March 1, 1993 through June 30, 1998. The recommendations herein supersede all previous survey recommendations not implemented as of March 1, 1993, by either execution of a construction contract or issuance of a purchase order.

The findings and recommendations contained in this survey report enable the Board of Trustees to accomplish certain responsibilities with which it is vested: adoption of a proposed long-range plan for educational plants and auxiliary and ancillary facilities under Section 235.16, F.S.; adoption of a capital outlay budget as part of the college annual budget under Section 235.18, F.S.; submission to the Commissioner of Education of a three-year plan and data required for development of the annual legislative capital outlay budget request under Section 235.41, F.S.; use of state capital

outlay funds for payment for capital outlay projects under Rule 6A-2.0204(4), Florida Administrative Code (FAC); and formulation of a proposed building program and its submission in the form of a project priority list through the Office of Educational Facilities to the State Board of Education for approval under Rule 6A-2.0207, FAC, with the order of priority for expenditure of funds established in accordance with Rule 6A-2.0206, FAC.

Additionally, the survey report serves to satisfy the requirement of Section 240.327 (1), F.S., that the need for community college facilities be established by a survey. Finally, pursuant to Section 235.435(4)(a), F.S., all remodeling, renovation, and new construction projects included in the three-year priority list for legislative funding, prepared by the State Board of Community Colleges for the capital outlay budget request, must have been recommended by a survey.

The survey team gratefully acknowledges the contributions of time, effort, and expertise made by everyone who participated in the survey process: members of the faculty, staff, and administration at Lake City Community College and staff of the Department of Education.



SECTION 3

INTRODUCTION TO THE EDUCATIONAL PLANT SURVEY

The educational plant survey is the initial planning phase for providing public educational plants in the State of Florida. Careful planning contributes to appropriate housing of educational programs and services for students and to the wise expenditure of public funds. The educational plant survey is established in the Constitution of the State of Florida and the Statutes of Florida.

Statutory Foundations: The statutory foundations for educational plant surveys are described below.

Legal Basis: The legal basis for the educational plant survey is established in Section 235.15, Florida Statutes:

> Educational plant survey required.--At least every 5 years, each board, including the Board of Regents, shall arrange for an educational plant survey, to aid in formulating plans for housing the educational program and student population, faculty, administrators, staff, and auxiliary and ancillary services of the district or campus. Before educational plant survey of a school district or community college that delivers vocational or adult education programs, the Division of Vocational, Adult, and Community Education shall establish and transmit to the Office of Educational Facilities documentation of the need for additional vocational and adult education programs and the continuation of existing programs before facility construction or renovation related to vocational or adult education may be included in the education plant survey. Information used by the Division of Vocational, Adult, and Community Education to establish facility needs must include, but need not be limited to, labor market data, needs analysis, and information submitted by the school district or community

college. Each survey shall be conducted by the Department of Education or an agency approved by the commissioner. Surveys conducted by agencies other than the Department of Education shall be reviewed and approved by the commissioner. The survey report shall include at least an inventory of existing educational and ancillary plants; recommendations for existing educational and ancillary plants; recommendations for new educational or ancillary plants, including the general location of each; and such other information as may be required by the rules of the State Board of Education. An official copy of each survey report shall be filed by the board with the office. This report may be amended, if conditions warrant, at the request of the board or commissioner.

Definition: Educational plant survey means a systematic study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

Purpose: The purpose of a community college educational plant survey is to aid the Board of Trustees in formulating plans for housing the educational program and student population, faculty, administrators, staff, and auxiliary and ancillary services of the college district for the following five-year period.

Requirement: At least every five years, each Board of Trustees shall arrange for an educational plant survey,

Alternative Methods: An educational plant survey shall be conducted either by the Department of Education or by an agency approved by the Commissioner of Education. Surveys conducted by agencies other than the Department of Education shall be reviewed and approved by the Commissioner.

Status of Prior Surveys: A new educational plant survey shall supersede, as of the date it is conducted, all previous survey recommendations which have not been implemented either by execution of a construction contract or issuance of a purchase order.

Amendment of Current Survey: The current survey may be amended during the projected period if conditions appear to justify a change in the projected building construction program by request for a supplementary survey made by the Board of Trustees or the Commissioner of Education.

Written Report: A written report containing the findings of the educational plant survey and recommendations for housing the educational programs and projected student population of the college shall be made to the Board of Trustees. An official copy of each survey report shall be filed by the Board with the Office of Educational Facilities.

Procedural Policies: Procedural policies incorporated in the educational plant survey process for community colleges are explained below.

Student Enrollment Projections: The survey uses five-year capital outlay full-time-equivalent student enrollment projections developed by the Division of Community Colleges, Department of Education. The distribution of these projections by site is furnished by the college.

Educational Programs: The survey formulates a plan for housing the programs and services provided by the college. The Board of Trustees determines what programs and services are offered. The Division of Vocational, Adult and Community Education makes recommendations related to vocational programs to the Board of Trustees.

Program Facility Lists: Survey evaluation and planning are conducted with reference to program facility lists prepared through cooperative efforts of college staff and the Office of Educational Facilities. The lists are based on size of space and occupant design criteria included in the Florida Administrative Code for programs and services approved by the Board of Trustees, as well as special needs of the college.

Facilities Inventory: The survey uses the information about existing educational plants carried in computerized state inventory files containing data for sites, facilities, and rooms. The inventory is validated through cooperative efforts of college staff and the Office of Educational Facilities.

Student Stations: The survey counts capacity carrying student stations that are satisfactory and designates which stations are unsatisfactory.

Space Utilization: Survey evaluation and planning are conducted with regard to standard utilization criteria for instructional spaces. Criteria for classrooms are: 65 hours of room use per week, Monday through Saturday; 90 percent rate of room occupancy; 55 percent rate of station occupancy for sites with up to 2500 capital outlay full-time-equivalent student enrollment (CO-FTE) and 60 percent rate of station occupancy for sites with 2500 or greater CO-FTE; and 13 average weekly contact hours per CO-FTE.

Standards for vocational laboratories are: 36 hours of room use per week; 68 percent rate of station occupancy; and 12 average weekly contact hours per vocational CO-FTE. Standards for nonvocational laboratories are: 21 hours of room use per week for sites with up to 2500 CO-FTE and 24 hours of room use per week for sites with 2500 or greater CO-FTE; 80 percent rate of station occupancy; and four average weekly contact hours per nonvocational CO-FTE.

Recommendations: The survey makes recommendations for site acquisition, development, and improvement, remodeling, renovation, and new construction for sites and facilities owned by the college. Standard recommendations are included for provision of custodial services facilities, provision of sanitation facilities, correction of safety deficiencies, modification for compliance with handicap standards, replacement of defective roofs, and purchase of equipment.

Recommendations for leased sites and facilities are made in accordance with the provisions of Sections 235.055 and 235.056, F.S., and Rule 6A-2.029, FAC. Recommendations pertaining to new campuses, centers, and sites are considered only after a proposal for establishment submitted by the college has been recommended by the State Board of Community Colleges as well as the Postsecondary Education Planning Commission and approved by the State Board of Education.

State Funds: Survey recommendations establish need for capital outlay projects; they do not imply automatic availability of funds to pay for projects. Information about state funds for public education capital outlay projects and about eligibility for expenditure is found in Section 9(a)(2) and Section 9(d) of Article XII of the State Constitution, as amended, Chapter 235 and Chapter 240 of the Florida Statutes, and Rule 6A-2 of the Florida Administrative Code.

Cooperative Process: An educational plant survey conducted for a district Board of Trustees by the Department of Education is accomplished through cooperative efforts of the college administration and staff of the Office of Educational Facilities. The steps in the cooperative survey process are listed below.

1. The Board of Trustees requests, by resolution, that the Department of Education conduct a survey to determine the status and needs of the educational plants of the college district.

2. The director of the Educational Facilities Planning and Evaluation Section (Planning and Evaluation), Office of Educational Facilities, schedules the survey, appoints the survey director, and assigns survey staff from the Department of Education.

3. The college president appoints the survey coordinator for the college.

4. The survey director and other Planning and Evaluation staff are available for consultation and service to the college throughout the survey process.

5. The survey director gives the five-year capital outlay full-time-equivalent student enrollment projections developed by the Division of Community Colleges to the survey coordinator. College staff distribute the projections by site.

6. The Board of Trustees receives recommendations related to vocational programs from the Division of Vocational, Adult and Community Education. The Board of Trustees establishes the educational programs to be provided by the college during the five-year period of the survey.

   College staff list the programs, indicating which ones the board wishes to continue, expand, initiate, and delete. Based on program decisions of the board, together, college administrators and staff and Planning and Evaluation staff prepare program facility lists for each campus, center, and special purpose center.

7. College staff furnish site plans and building schematics for all sites and facilities owned by the college and for those leased for more than one year. Together, college staff and Planning and Evaluation staff validate and correct data for sites, facilities, and rooms carried in the computerized state inventory files as well as the site plans and building schematics.

8. College administrators and staff prepare lists for each site of needs identified by the college for site acquisition, development, and improvement, remodeling, renovation, and new construction. Outdoor physical education facilities are included under site improvement. Items may be included for projects in the planning stage for which an architect is employed but no construction contract has been executed.

   Items for remodeling and renovation contain specific information: building number and name; room numbers; current functions of spaces, use codes, square footages, and student stations; as well as needed functions of spaces, use codes, square footages, and student stations. Items for new construction specify needed functions of spaces, use codes, net and gross square footages, and student stations.

   Cost estimates are provided for items for site acquisition, development, and improvement; they may be furnished for other items as well. Cost estimates for survey recommendations involving building square footage are based on cost figures for the college used in the legislative capital outlay budget request for the fiscal year in which the survey is conducted. The survey director can provide these cost figures to the survey coordinator.

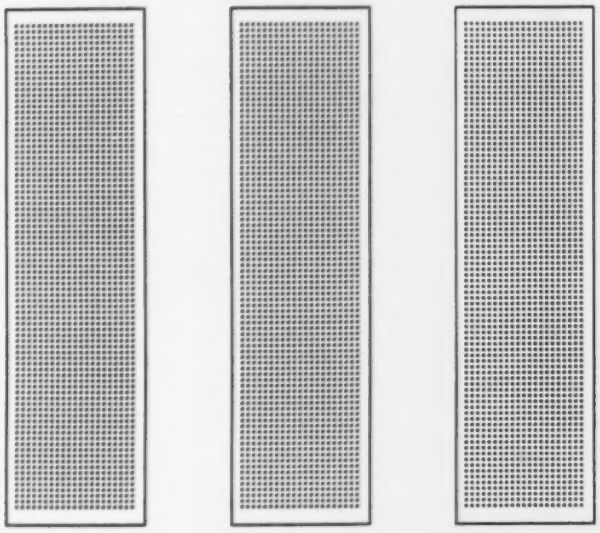
9. College staff prepare a survey workbook for use by survey staff during the educational plant survey. The workbook contains documentation related to items 5, 6, 7, and 8, above. It also contains general background information about the college and is supplemented with a current catalogue.

   A copy of the workbook is provided for each survey staff member. One copy, along with the catalogue, is given to the survey director at least ten days before the opening date of the survey. The other copies may be distributed to survey staff at the beginning of the survey.

10. The college finance officer furnishes the survey director with particular financial information pertaining to state board of education bond issues and certain debt requirements, capital outlay expenditures by fund source, and capital outlay expenditures by project type.

11. The survey director and staff conduct the educational plant survey on site in the college district. They visit and evaluate all existing sites and facilities. They study and analyze all available information relevant to educational and ancillary plant needs. They discuss needs with college administrators and staff. Finally, they develop recommendations to provide for the needs.

12. The survey director, aided by survey staff, prepares the written report of findings and recommendations for the Board of Trustees. An official copy is filed with the Office of Educational Facilities.



SECTION 4

OVERVIEW OF THE COLLEGE

The goal of the educational plant survey is to assist the college by developing a plan for housing the programs and services provided by the college. Educational plant needs are the focus of the survey. It also helps to have a general understanding of the college. The following information was provided by the college.

Historical Prospective: Lake City Community College traces its origin to the Columbia Forestry School established in Columbia County in 1947 on the site of a World War II air base and housed in the barracks and other buildings still standing on that site. In 1962, the State of Florida created Lake City Junior College, establishing it on the site of the defunct Columbia Forestry School. In 1970, the name of the college was changed to Lake City Community College, suggesting the broader scope of educational and community services Florida's two year public college system was beginning to serve.

Located on a 100 acre site in north central Florida in the "gateway" city of Lake City, 60 miles west of Jacksonville, 45 miles north of Gainesville, and 100 miles east of Tallahassee, Lake City Community College serves the five county district of Baker, Columbia, Dixie, Gilchrist and Union Counties with a growing population of approximately 90,000.

In its early years, Lake City Community College had fewer than 400 students. Today it enjoys a stable and growing student population, pursuing a broad selection of academic and vocational programs leading to associate of arts and associate of science degrees, as well as certificate programs in a variety of occupational areas.

Mission Statement: Lake City Community College is a public, equal access institution governed by a local Board of Trustees under statutory authority and rules of the Florida State Board of Education and the Florida State Board of Community Colleges. Its mission is to provide:

Academic programs that award an Associate of Arts degree;

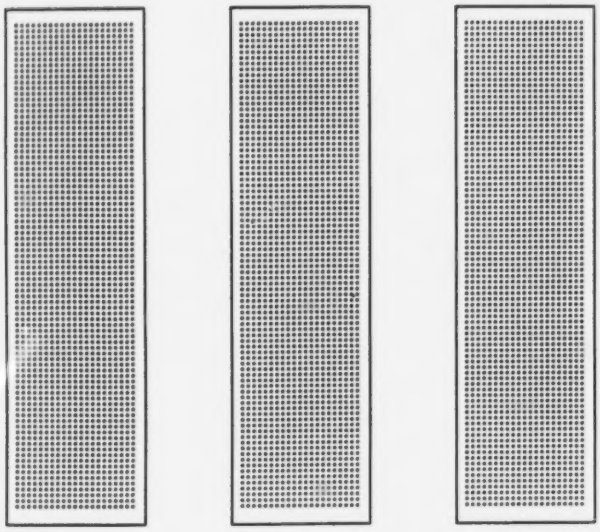
Technical/vocational programs that award an Associate of Science degree and professional certificates;

Courses and special programs to retrain and upgrade employment skills;

Preparatory instruction for students needing academic development to succeed in college-level work;

Continuing education and community service programs which address special education, community development, cultural, and economic needs.

Student, business and planning/information services that support and supplement the instructional programs.



SECTION 5

ANALYSIS

OF

STUDENT POPULATION

College Service Area: Lake City Community College serves the geographic district of the state comprised of Baker, Columbia, Dixie, Gilchrist, and Union Counties. Since it is a predominantly non-residential college, the great majority of the student population lives in the college district.

Student Enrollment of College: Student enrollment was the single most important factor considered by the survey team in making decisions related to planning square footage size and total amount of facilities. The unit of enrollment used in the survey was the capital outlay full-time-equivalent student (CO-FTE). It represents a student enrolled full time for fall, spring, and summer semesters during the academic year in classes taught in college-owned facilities. The level of enrollment used was the number of CO-FTE projected for the fifth year beyond the fiscal year in which the survey was conducted. The CO-FTE projections were separated according to vocational and nonvocational enrollments. Furthermore, they were distributed by site to enable appropriate planning for particular needs of each campus of the college. Collegewide CO-FTE projections are displayed in **Exhibit 310: Full-Time Equivalent Student Enrollment.** Distribution among sites is shown in **Exhibit 320: Distribution of Projected FTE Enrollment.**

The method for computation and distribution deserves note. Each year the college submits a report of actual full-time-equivalent student enrollment (FTE) to the Bureau of Information Systems, Division of Community Colleges. Using the last five years of actual FTE data along with general population figures for the college district, the Bureau projects both annual and capital outlay FTE for the next six-year period. The difference between annual FTE and CO-FTE equates to the deletion of courses using

unowned space not requiring permanent facilities. Finally, using CO-FTE projections computed by the Bureau, the college distributes collegewide vocational and nonvocational CO-FTE among sites based on local expectation for the enrollment pattern throughout the district.

Exhibit 310

College: LAKE CITY COMMUNITY COLLEGE

COMPUTATION OF PROJECTIONS FOR COLLEGEWIDE
CAPITAL OUTLAY FULL-TIME-EQUIVALENT STUDENT ENROLLMENT

ITEM	1993-94	1994-95	1995-96	1996-97	1997-98
TOTAL CAPITAL OUTLAY FTE PROJECTIONS	2,025	2,080	2,131	2,181	2,228
NONVOCATIONAL FTE:					
* Annual FTE	872	897	919	940	960
Less: FTE Not Req Perm Facilities	0	0	0	0	0
Adjusted Annual FTE Projection	872	897	919	940	960
VOCATIONAL FTE:					
* Annual FTE	1,153	1,183	1,212	1,241	1,268
Less: FTE Not Req Perm Facilities	0	0	0	0	0
Adjusted Annual FTE Projection	1,153	1,183	1,212	1,241	1,268

SOURCE: Department of Education, Division of Community Colleges, Bureau of Information Systems, "Computation of Four Quarter Average FTE for the Capital Outlay Formula Budget", September 2, 1992.

* Capital outlay full-time-equivalent student enrollment, 1997-98, projected.

Exhibit 320

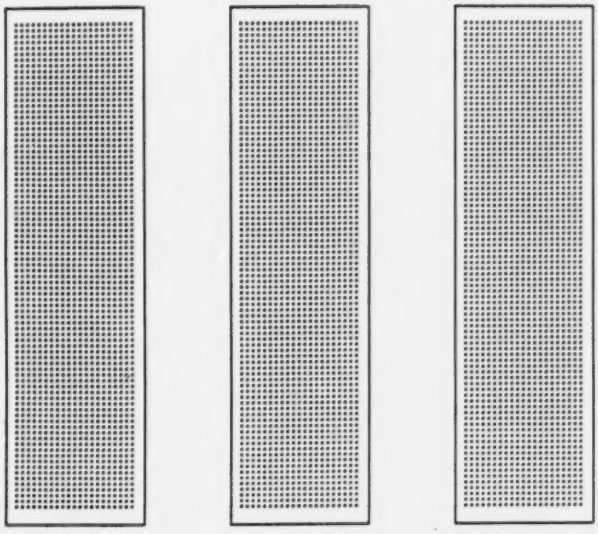
College: LAKE CITY COMMUNITY COLLEGE

DISTRIBUTION OF 1997-98 PROJECTION FOR CAPITAL OUTLAY FULL-TIME-EQUIVALENT STUDENT ENROLLMENT BY SITE

CAMPUS	NON-VOCATIONAL CO-FTE	VOCATIONAL CO-FTE	TOTAL CO-FTE *	PERCENT COLLEGE FTE
TOTAL CAPITAL OUTLAY FTE FOR COLLEGE	960	1,268	2,228	100.00%
Site : No. 1: Main Campus	960	1,268	2,228	100.00%

SOURCE: Capital Outlay FTE Projections furnished by college as of September 2, 1992.

* Capital outlay full-time-equivalent student enrollment, 1997-98, projected.



SECTION 6

PROGRAMS, SERVICES AND FACILITY NEEDS

Under the provisions of Section 240.319(3)(b), F.S., and Rule 6A-14.0247(3), FAC, the community college Board of Trustees has responsibility for establishing the programs and services provided by the college. The supportive role of the educational plant survey is to formulate a plan for housing the programs and services offered. The survey team developed a comprehensive five-year plan for appropriately accommodating the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college.

A program facility list, or model of need, was prepared for each officially designated site. The development process involved participation by college administrators and key personnel representing vocational and nonvocational program areas, in consultation with staff of the Educational Facilities Planning and Evaluation Section, Office of Educational Facilities, and with reference to size of space and occupant design criteria provided in Rule 6A-2.032, FAC. In addition to detailed requirements for instructional programs, the list prescribed aggregate square footages for auxiliary and ancillary services classified according to physical education, library, audiovisual, auditorium/exhibition, student services, office, and institutional support services. The program facility list for Lake City Community College is presented by site in **Exhibit 130: Facilities List.**

College: LAKE CITY COMMUNITY COLLEGE Year: 1997-98
Site : No. 1: Main Campus
Site CO-FTE : 2228
Nonvocational: 960
Vocational : 1268

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	GRAND TOTALS - CLASSROOMS AND LABS					153,232	1,765
10000000	INSTRUCTIONAL SPACES						
10000000	GENERAL CLASSROOMS						
10000000	Classroom	25	25	625	36	22,500	900
	Storage, Material			75	36	2,700	
				700	72	25,200	
11000000	NONVOCATIONAL LABORATORIES						
11104000	BIOLOGICAL SCIENCES						
11104010	Biology Lab	24	55	1,320	3	3,960	72
	Storage, Material			125	3	375	
	Storage, Project			275	3	825	
				1,720	9	5,160	
11119000	PHYSICAL SCIENCES						
11119020	Physics Lab	24	55	1,320	1	1,320	24
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,620	3	1,620	
11119050	Chemistry Lab	25	55	1,375	1	1,375	25
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,675	3	1,675	
11210000	FINE AND APPLIED ARTS						
11210010	Art Lab	30	50	1,500	2	3,000	60
	Kiln			60	2	120	
	Storage, Material			100	2	200	
	Storage, Project			175	2	350	
				1,835	8	3,670	
11210041	Band Lab	38	35	1,330	1	1,330	19
	Ensemble			300	1	300	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	

College: LAKE CITY COMMUNITY COLLEGE Year: 1997-98
Site : No. 1: Main Campus
Site CO-FTE : 2228
Nonvocational: 960
Vocational : 1268

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SC/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	Practice, Music (1/40 students)			50	1	50	
	Reference			100	1	100	
	Storage, Instrument			400	1	400	
	Storage, Uniform			60	1	60	
				2,340	8	2,340	
11210041	Choral Lab	24	35	840	1	840	12
	Ensemble			300	1	300	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Reference			100	1	100	
	Storage, Instrument			400	1	400	
	Storage, Uniform			60	1	60	
				1,850	8	1,850	
11210042	Piano Lab	5	25	125	1	125	5
	Storage, Material			100	1	100	
				225	2	225	
11210070	Dramatic Arts Lab	12	40	480	1	480	12
	Storage, Material			100	1	100	
				580	2	580	
11000000	OTHER PROGRAMS						
11617010	Math Lab	9	25	225	1	225	9
	Storage, Material			75	1	75	
				300	2	300	
12000000	VOCATIONAL/TECHNICAL LABORATORIES						
12000000	RESOURCE SPACE						
12000000	IMTS Lab	45	47	2,115	1	2,115	0
	Classroom, Related Instruction			525	1	525	
	Testing			250	1	250	
	Reception			135	1	135	
				3,025	4	3,025	

College: LAKE CITY COMMUNITY COLLEGE Year: 1997-98
Site : No. 1: Main Campus
Site CO-FTE : 2228
Nonvocational: 960
Vocational : 1268

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12100000	AGRICULTURAL EDUCATION						
12103000	AGRICULTURAL MECHANICS LAB						
12103080	Golf Course Mechanics	15	142	2,130	3	6,390	45
	Classroom, Related Instruction			525	3	1,575	
	Lockers, Toilets and Showers			150	3	450	
	Reference			200	3	600	
	Storage, Machinery			1,100	3	3,300	
	Storage, Flammable			75	3	225	
	Storage, Material			175	3	525	
	Storage, Tool			275	3	825	
	Spray			270	3	810	
				4,900	27	14,700	
12105000	ORN HORT (PROD, PROC, MKT & SERV)						
12105000	Ornamental Horticulture Lab	15	50	750	1	750	15
	Classroom, Related Instruction			525	1	525	
	Greenhouse			800	1	800	
	Lockers, Toilets and Showers			150	1	150	
	Reference			200	1	200	
	Storage, Flammable			175	1	175	
	Storage, Material			175	1	175	
	Storage, Tool			350	1	350	
	Storage, Machinery			1,100	1	1,100	
				4,225	9	4,225	
12105060	Turf Mgt (Golf Course, etc.)	15	50	750	1	750	15
	Classroom, Related Instruction			525	1	525	
	Greenhouse			800	1	800	
	Lockers, Toilets and Showers			150	1	150	
	Reference			200	1	200	
	Storage, Flammable			175	1	175	
	Storage, Material			175	1	175	
	Storage, Tool			350	1	350	
	Storage, Machinery			1,100	1	1,100	
				4,225	9	4,225	
12105060	Golf Course Design	30	50	1,500	1	1,500	30

College: LAKE CITY COMMUNITY COLLEGE Year: 1997-98
Site : No. 1: Main Campus
Site CO-FTE : 2228
Nonvocational: 960
Vocational : 1268

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	Classroom, Related Instruction			525	1	525	
	Greenhouse			800	1	800	
	Lockers, Toilets and Showers			150	1	150	
	Reference			200	1	200	
	Storage, Flammable			175	1	175	
	Storage, Material			175	1	175	
	Storage, Tool			350	1	350	
	Storage, Machinery			1,100	1	1,100	
				4,975	9	4,975	
12107000	FORESTRY LABORATORY						
12107000	Forestry Lab	25	74	1,850	1	1,850	25
	Classroom, Related Instruction			525	1	525	
	Lockers, Toilets and Showers			150	1	150	
	Reference			200	1	200	
	Storage, Machinery			1,100	1	1,100	
	Storage, Flammable			75	1	75	
	Storage, Material			175	1	175	
	Storage, Tool			175	1	175	
				4,250	8	4,250	
12200000	DISTRIBUTIVE EDUCATION						
12212000	Sales-Mdse II Lab (Mkting/Dist)	20	57	1,140	1	1,140	20
	Classroom, Related Instruction			525	1	525	
	Reference			150	1	150	
	Storage, Material			125	1	125	
				1,940	4	1,940	
12302000	MEDICAL LABORATORY TECHNOLOGY						
12302000	Med Lab Tech Lab	20	91	1,820	1	1,820	20
	Autotutorial Laboratory			340	1	340	
	Technical Laboratory			940	1	940	
	Classroom, Related Instruction			525	1	525	
	Sterilization			180	1	180	
	Storage, Project			150	1	150	
	Storage, Material			350	1	350	
				4,305	7	4,305	

College: LAKE CITY COMMUNITY COLLEGE Year: 1997-98
Site : No. 1: Main Campus
Site CO-FTE : 2228
Nonvocational: 960
Vocational : 1268

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12303000	NURSING						
12303010	Nursing Lab (RN)	12	158	1,896	2	3,792	24
	Classroom, Related Instruction			525	2	1,050	
	Storage, Material			300	2	600	
	Lockers, Student			180	2	360	
	Reception			135	2	270	
	Reference			360	2	720	
	Conference			225	2	450	
				3,621	14	7,242	
12303030	Nursing Assisting Lab (Aide)	18	62	1,116	1	1,116	18
	Storage, Material			125	1	125	
				1,241	2	1,241	
12303050	Surgical Tech Lab (Oper Rm Tech)	12	100	1,200	1	1,200	12
	Scrub			100	1	100	
	Sterilization			70	1	70	
	Storage, Material			175	1	175	
				1,545	4	1,545	
12304000	REHABILITATION						
12304021	Physical Therapy Assistant	22	80	1,760	1	1,760	22
	Hydrotherapy			560	1	560	
	Storage, Material			175	1	175	
				2,495	3	2,495	
12309000	MISCELLANEOUS HEALTH EDUCATION						
12309070	Emerg Med Tech Lab (Paramedic)	15	88	1,320	1	1,320	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			250	1	250	
	Telemetry			1,080	1	1,080	
				3,175	4	3,175	
12500000	BUSINESS EDUC/OFFICE OCCUPATIONS						
12501000	ACCOUNTING						

College: LAKE CITY COMMUNITY COLLEGE Year: 1997-98
Site : No. 1: Main Campus
Site CO-FTE : 2228
Nonvocational: 960
Vocational : 1268

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12501010	Acct & Comp Lab	20	56	1,120	1	1,120	20
	Storage, Material			100	1	100	
				1,220	2	1,220	
12502000	BUSINESS DATA PROC SYSTEMS						
12502000	Bus Data Proc Lab	15	63	945	3	2,835	45
	Classroom, Related Instruction			525	3	1,575	
	Storage, Material			100	3	300	
				1,570	9	4,710	
12507000	STENOGRAPHIC AND SECRETARIAL						
12507000	Sec'y Occupations Lab	20	58	1,160	1	1,160	20
	Storage, Material			100	1	100	
				1,260	2	1,260	
12507070	Word Processing Lab	20	70	1,400	1	1,400	20
	Storage, Material			100	1	100	
				1,500	2	1,500	
12509000	TYPING						
12509010	Clerical Occ Lab (Clerk-Typist)	25	52	1,300	2	2,600	50
	Storage, Material			100	2	200	
				1,400	4	2,800	
12600000	TRADE AND INDUSTRIAL OCCUPATIONS						
12603000	AUTOMOTIVE SERVICES						
12603020	Auto Mechanics Lab	20	171	3,420	1	3,420	20
	Classroom, Related Instruction			525	1	525	
	Storage, Material			175	1	175	
	Storage, Project			175	1	175	
	Storage, Material			100	1	100	
	Storage, Tool			135	1	135	
	Storage, Flammable			75	1	75	
	De-grease Area, Outdoor			180	1	180	
				4,785	8	4,785	

College: LAKE CITY COMMUNITY COLLEGE Year: 1997-98

Site : No. 1: Main Campus

Site CO-FTE : 2228

Nonvocational: 960

Vocational : 1268

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12610000	CONSTRUCTION & MAINTENANCE						
12610010	Carpentry Lab	20	95	1,900	1	1,900	20
	Classroom, Related Instruction			525	1	525	
	Storage, Material			545	1	545	
	Storage, Tool			275	1	275	
				3,245	4	3,245	
12610040	Masonry Lab	12	95	1,140	1	1,140	12
	Classroom, Related Instruction			525	1	525	
	Storage, Material			175	1	175	
	Storage, Equipment			315	1	315	
				2,155	4	2,155	
12613000	DRAFTING AND DESIGN						
12613000	Drafting & Design Tech Lab	15	76	1,140	1	1,140	15
	Reproduction			180	1	180	
	Storage, Material			175	1	175	
	Storage, Project			175	1	175	
				1,670	4	1,670	
12615000	ELECTRONICS						
12615040	Electronic Tech Lab	20	76	1,520	1	1,520	20
	Classroom, Related Instruction			525	1	525	
	Storage, Material			175	1	175	
	Storage, Project			175	1	175	
	Storage, Tool			90	1	90	
				2,485	5	2,485	
12623000	METALWORKING						
12623060	Welding Lab	15	142	2,130	1	2,130	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			350	1	350	
	Storage, Tool			135	1	135	
				3,140	4	3,140	

College: LAKE CITY COMMUNITY COLLEGE Year: 1997-98
Site : No. 1: Main Campus
Site CO-FTE : 2228
Nonvocational: 960
Vocational : 1268

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12626000	PERSONAL SERVICES						
12626020	Cosmetology Lab	22	76	1,672	1	1,672	22
	Classroom, Related Instruction			800	1	800	
	Dispensary			90	1	90	
	Facial			90	1	90	
	Lockers, Student			180	1	180	
	Reception			90	1	90	
	Storage, Material			75	1	75	
	Toilet, Student			42	1	42	
				3,039	8	3,039	
12631000	SMALL ENGINE REP-INTERNAL COMB						
12631000	Gasoline Engine Mechanics Lab	12	95	1,140	1	1,140	12
	Classroom, Related Instruction			525	1	525	
	Storage, Material			100	1	100	
	Storage, Project			275	1	275	
	Storage, Tool			90	1	90	
	Test Cell			180	1	180	
	Storage, Flammable			75	1	75	
				2,385	7	2,385	
12700000	PUBLIC SERVICE						
12702000	LAW ENFORCEMENT						
12702010	Law Enforcement Lab	15	96	1,440	4	5,760	60
	Shower, Mens			225	4	900	
	Classroom, Related Instruction			525	4	2,100	
	Darkroom			360	4	1,440	
	Storage, Material			175	4	700	
	Shower, Womens			225	4	900	
	Reception			90	4	360	
	Firing Range			2,400	1	2,400	
	* Firing Range (Footnoted)			2,400	1	2,400	
				7,840	30	16,960	
12702030	Correctional Officer Lab	15	81	1,215	1	1,215	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			175	1	175	
				1,915	3	1,915	

College: LAKE CITY COMMUNITY COLLEGE Year: 1997-98

Site : No. 1: Main Campus

Site CO-FTE : 2228

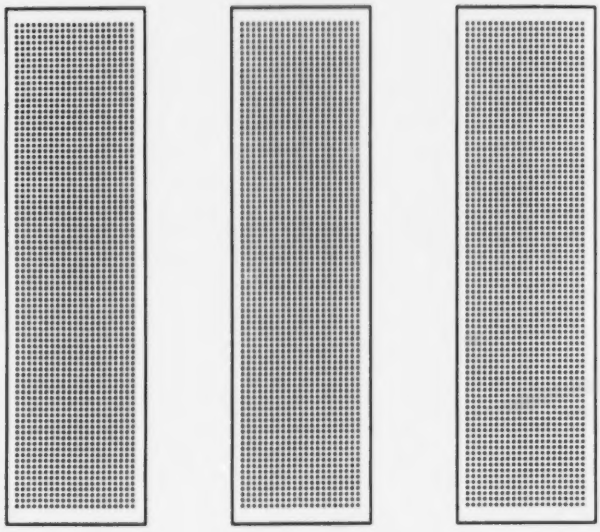
Nonvocational: 960

Vocational : 1268

ICS CODE	DESCRIPTION OF SPACE	TOTAL SQ/FT	TOTAL STATIONS
	Totals from Prior Pages	153,232	1,765
11408350	PHYSICAL EDUCATION	16,000	
41100000	AUXILIARY SPACES:		
41200000	Library	18,183	
41500000	Audiovisual	7,662	
50000000	Auditorium/Exhibition	6,684	
VARIES	Student Services	16,710	
70000000	Office	28,006	
90000000	Support Services	12,324	
90000000	Custodial Services	2,451	
	Sanitation:		
	Student Restroom	3,342	
	Staff/Public Restroom	557	
	SUBTOTAL NET SQUARE FEET	265,151	
	Electric/HVAC Euipment = .06%	15,909	
	TOTAL NET SQUARE FEET	281,060	
90000000	NET-TO-GROSS DIFFERENCE:		
	Circulation/Walls/Over-hangs/Open Malls = 34%	95,560	
	TOTALS - GROSS SQ/FT & STUDENT STATIONS	376,620	1,765

NOTE: Amounts on this page are calculated with formulas.

* Related space agreed to by staff of community college and OEF.



SECTION 7

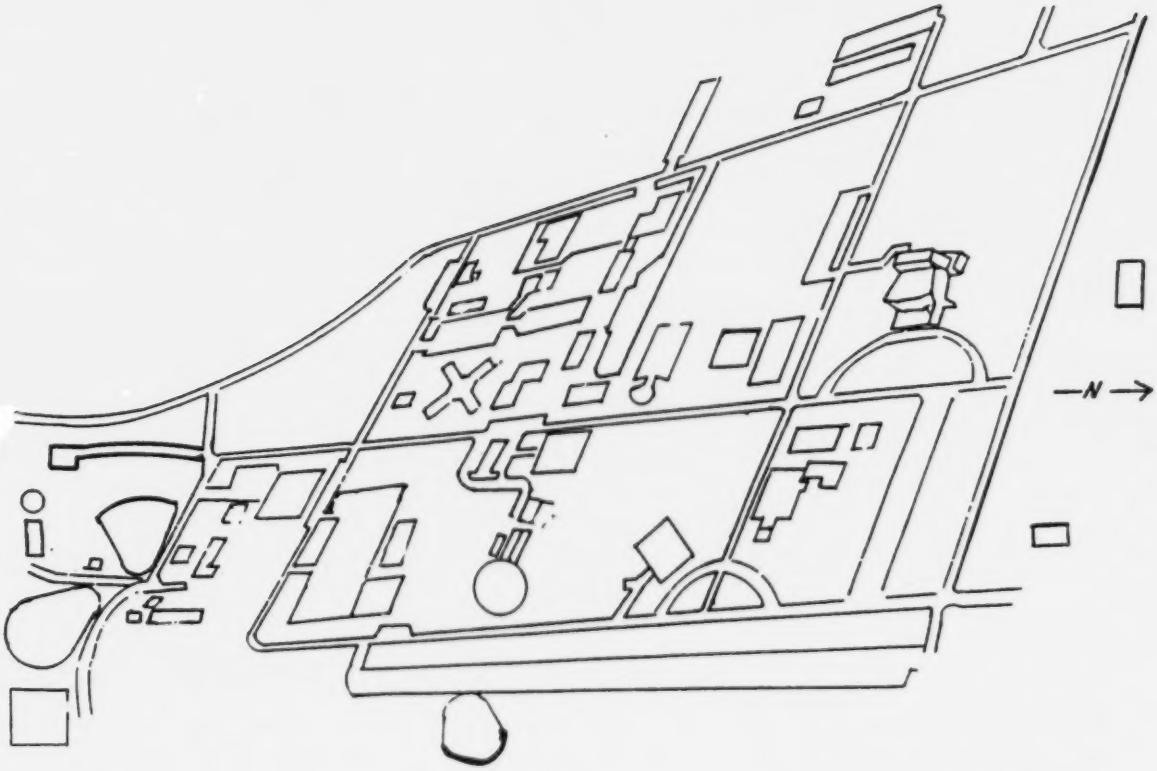
INVENTORY OF EXISTING SITES AND FACILITIES

During the educational plant survey, members of the survey team visited all existing sites and facilities owned by the college as well as those under long-term lease to the college. They examined facilities with regard to physical condition to determine whether they could be classified as satisfactory and recommended for continued use. They also evaluated facilities with respect to adequacy and suitability for accommodating the educational programs and related services provided by the college.

Description of Sites: Lake City Community College owns two sites: a campus in Columbia County and an instructional site in Baker County.

Main Campus: The Main Campus, Site 1, is located on 134 acres in Columbia County. The campus contains forty permanent buildings, six temporary structures with one building under construction.

Correctional Site: The Correctional Site, Site 3, is situated on approximately 10.6 acres of land in predominately rural Baker County. This instructional site contains five permanent buildings.



Lake City Community College

Site Map

Description of Facilities: The facilities owned and under long-term lease to Lake City Community College are listed by site in **Exhibit 140: Existing Satisfactory Student Stations and Space by Facility.** For each facility, the number and name are indicated; then the type, status, and condition are described. For buildings, net and gross square footages are given.

First, the facility number and name are given. The type designation identifies the primary characteristic of the facility, that is, whether it is a building, parking area, athletic area, outdoor swimming pool, or other. The status information refers to the degree of permanence of the facility based on structural materials and life expectancy. For example, a building constructed of masonry and steel and having a fifty-year lifetime is classified as permanent. One constructed of wood and having a much shorter life span is listed as temporary. During the period between the appropriation of construction funds and the final inspection after construction is completed, a facility is classified as under construction.

The condition classification reports whether the physical quality of the facility has been evaluated by the survey team as satisfactory or unsatisfactory. Facilities described in the exhibits as satisfactory or in need of remodeling or renovation are included in the satisfactory category. Those identified as in need of demolition or appropriate for termination are included in the unsatisfactory category. Facilities determined to be satisfactory by the survey are recommended for continued use.

On Site 1, Main Campus, the survey team found that of the forty-seven (47) buildings, six were in need of remodeling or renovation. One temporary building was in need of remodeling and one building was under construction.

At Site 3, Correction Site, each of the five (5) permanent buildings was found to be in satisfactory condition.

College: LAKE CITY COMMUNITY COLLEGE

Site : No. 1: Main Campus

EXISTING SATISFACTORY STUDENT STATIONS AND SPACE BY FACILITY

FACILITY		TYPE	STATUS	CODE	STUDENT STATIONS					SQUARE FEET	
No.	Name				Classroom	Non-vocational	Physical Education	Vocational	Total	Net	Est. Gross
Totals					722	190	0	527	1,439	268,488	359,775
1	Administration	B	P	S	0	0	0	0		7,438	9,967
2	Rivers Fine Art	B	P	S	209	0	0	0	209	9,360	12,542
3	F/A Music Suite	B	P	S	0	36	0	0	36	3,822	5,121
4	Social Science	B	P	S	121	0	0	0	121	4,724	6,330
5	F/A Studio	B	P	S	0	60	0	0	60	4,226	5,663
6	F/A Perform Aud	B	P	S	0	0	0	0		9,658	12,942
7	L. R. C.	B	P	S	0	0	0	0		16,971	22,741
8	Galloway Audit	B	P	S	59	0	0	0	59	1,616	2,165
9	Science	B	P	S	133	74	0	0	207	12,612	16,900
10	Gymnasium	B	P	S	0	0	0	0		17,334	23,228
11	PE Ofc Trailer	O	P	T	0	0	0	0		428	574
12	Cent Heat/Air	B	P	S	0	0	0	0		2,870	3,846
13	Weight Lifting	B	P	S	0	0	0	0		1,140	1,528
14	Student Center	B	P	S	0	0	0	0		16,806	22,520
15	Tech-A	B	P	S	0	0	0	15	15	5,267	7,058
16	Tech B	B	P	S	0	0	0	17	17	4,883	6,543
17	Tech-C	B	P	S	0	0	0	48	48	5,730	7,678
18	Tech-D	B	P	R	0	20	0	23	43	10,181	13,643
19	Tech-G	B	P	S	33	0	0	104	137	14,087	18,850
20	Masonry	B	P	R	0	0	0	12	12	2,141	2,869
21	Tech E	B	P	R	0	0	0	74	74	6,949	9,312
22	Granger Dorm	B	P	R	0	0	0	0		9,877	13,235
23	Data Proc Center	B	P	S	0	0	0	0		1,075	1,441
25	Storage Facility	B	P	R	0	0	0	0		7,434	9,962
26	Plant/Grounds	B	P	S	0	0	0	0		2,941	3,941
29	Grounds Maintenance	B	T	R	0	0	0	0		1,896	2,541
30	Agri-Bus Lab	B	P	S	0	0	0	60	60	4,289	5,747
31	Headhouse	B	P	S	0	0	0	0		1,544	2,069
32	Ag Greenhouse	B	P	S	0	0	0	0		840	1,126
33	Ag Greenhouse	B	T	R	0	0	0	0		900	1,206
35	Storage Yellow	B	T	D	0	0	0	0		423	567
36	Vehicle Storage	B	P	S	0	0	0	0		2,412	3,232
41	Baker Rd Storage	B	P	T	0	0	0	0		750	1,005
42	Storage	B	P	T	0	0	0	0		200	268
45	Police Science	O	T	R	0	0	0	18	18	2,075	2,781
52	Stor Facility	B	P	S	0	0	0	0		80	107
55	Ag Greenhouse	B	T	R	0	0	0	0		704	943
56	Golf Course Mech	B	P	S	0	0	0	46	46	14,748	19,762
57	GCM Storage Bldg	B	P	S	0	0	0	0		106	142
58	Ag Greenhouse	B	P	S	0	0	0	0		1,190	1,595
59	IMTS Building	B	P	S	0	0	0	0		4,304	5,767
100	Foundation Bldg	B	P	R	0	0	0	0		10,306	13,810
101	Recreation Bldg	B	P	R	40	0	0	0	40	1,422	1,905
49	Base Ball Storage	B	P	S	0	0	0	0		36	48

Continued on following page.

Exhibit 140

College: LAKE CITY COMMUNITY COLLEGE

Site : No. 1: Main Campus

EXISTING SATISFACTORY STUDENT STATIONS AND SPACE BY FACILITY

FACILITY		TYPE	STATUS	CONDITION	STUDENT STATIONS					SQUARE FEET	
No.	Name				Classroom	Non-vocational	Physical Education	Vocational	Total	Net	Est. Gross
61	Control Tower	B	P	S	0	0	0	0		288	386
60	Firing Range	O	T	S	0	0	0	0		360	482
102	Medical Tech Bldg	B	C	S	89	0	0	84	173	25,316	33,923
	Site No. 3										
1	Main Building	B	P	S	38	0	0	16	54	9,620	12,891
2	Cafe Gym	B	P	S	0	0	0	0		955	1,280
3	Class Building	B	P	S	0	0	0	0		2,130	2,854
4	Crime Scene	B	P	S	0	0	0	10	10	934	1,252
5	Office Suite	B	P	S	0	0	0	0		1,110	1,487

TYPE: A=Athletic, B=Building, O=Other, P=Parking, S=Swimming Pool
STATUS: C=Construction, P=Permanent, T=Temporary
CONDITION: D=Demolish, R=Remodel/Renovate, S=Satisfactory, T=Terminate

Instructional Facilities and Student Stations: Educational plants accommodate a variety of functions including instruction, academic support, student services, and institutional support. Because the instructional program is the primary function of a college, instructional facilities are most important. They include classrooms and laboratories as well as related service areas.

Student stations are found in the instructional facilities of an educational plant. A student station is defined as the amount of square footage, along with the associated equipment required, for one student to participate in a particular instructional program. The number and type of student stations are critical factors when evaluating existing facilities relative to their adequacy and suitability for providing for educational programs.

During the review of buildings, the survey team identified and assessed the student stations in each classroom and laboratory facility. The number and type of existing student stations determined to be satisfactory by the survey are shown by site in the center portion of **Exhibit 140: Student Stations and Space by Facility.** They are displayed by building and categorized according to classroom, nonvocational laboratory, and vocational laboratory. All existing student stations were determined to be satisfactory.

Auxiliary and Ancillary Facilities: Auxiliary and ancillary facilities accommodate the noninstructional functions of a college. Auxiliary facilities are those which house academic support, student services, and institutional support functions located at campuses, centers, and special purpose centers. Ancillary facilities are those which provide for districtwide institutional support at central locations.

Institutional support facilities include areas for library, audiovisual, auditorium and exhibition functions. Student support facilities include spaces for physical education activities and for food, lounging, merchandising, recreation, meeting, and health care services for students. Institutional support facilities include all office and conference facilities; spaces for students; and areas for computing services, maintenance shops, central storage, and vehicle storage.

The amount of satisfactory auxiliary and ancillary facilities owned under long term lease or owned by Lake City Community College is shown by site in **Exhibit 340: Aggregate Footage of Satisfactory Existing Net Square Footage by Space Category by Site.** For each site, aggregate net square footage is indicated for the academic support space categories of library, audiovisual, and auditorium/ exhibition; for the student services space category; and for the institutional support space categories of office and support services. **Exhibit 340** also lists the aggregate net square footage for the three instructional space categories of classroom, nonvocational laboratory and vocational laboratory.

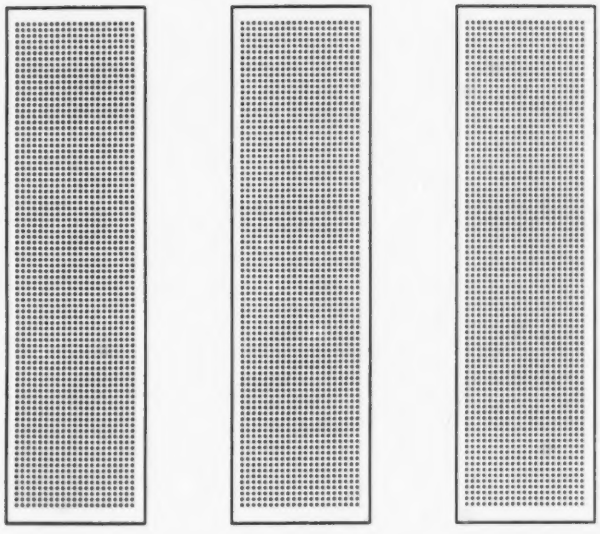
College: LAKE CITY COMMUNITY COLLEGE

AGGREGATE FOOTAGE OF SATISFACTORY
EXISTING NET SQUARE FOOTAGE BY SPACE CATEGORY BY SITE

SPACE CATEGORY	SITE 1						COMBINED
INSTRUCTIONAL SPACES:							
Classrooms	15,907	0	0	0	0		15,907
Nonvocational Spaces	15,642	0	0	0	0		15,642
Physical Education	19,481	0	0	0	0		19,481
Vocational Spaces	69,525	0	0	0	0		69,525
Subtotal	120,555	0	0	0	0		120,555
ACADEMIC SUPPORT:							
Library	10,844	0	0	0	0		10,844
Audiovisual	5,576	0	0	0	0		5,576
Auditorium/Exhibition	7,478	0	0	0	0		7,478
Subtotal	23,898	0	0	0	0		23,898
STUDENT SERVICES:	14,016	0	0	0	0		23,898
INSTITUTIONAL SUPPORT:							
Office	33,471	0	0	0	0	0	33,471
Support Services	15,225	0	0	0	0	0	15,225
Custodial Services	0	0	0	0	0	0	0
Sanitation							
* Student Restrooms	3,342	0	0	0	0		3,342
* Staff/Public Restrooms	557	0	0	0	0	0	557
Subtotal	52,595	0	0	0	0	0	52,595
ELECTRIC/HVAC EQUIPMENT	0	0	0	0	0	0	0
TOTAL NET SQUARE FEET	211,064	0	0	0	0	0	211,064
NET-TO-GROSS DIFFERENCE	71,551	0	0	0	0	0	71,551
TOTAL GROSS SQUARE FEET	282,615	0	0	0	0	0	282,615

* Inventory Space for Sanitation not available – derived from 1997-98 Space Allocation.

Site : No. 1: Main Campus



SECTION 8

PLAN

FOR

HOUSING PROGRAMS,

STUDENTS AND SERVICES

The survey team developed a plan for housing instructional programs, projected student enrollments, faculty, staff, administrators, and auxiliary and ancillary services for the ensuing five-year period. The planning process required evaluation of existing educational plants, determination of future needs, and recommendations for changes and additions to existing plants to provide for future needs.

Programs and Students: Facility planning for housing instructional programs and student enrollments involves analysis of existing plant capacities, specification of capacity needs, and recommendations for remodeling, renovation, and new construction to meet the needs. Summaries of the five-year plan for housing programs and projected enrollments of Lake City Community College are presented by site in **Exhibit 150: Summary of Student Stations.**

Educational plant capacity is defined as the number of capital outlay full-time-equivalent students which can be accommodated by the plant in regular instructional programs. Assessment of capacity requires consideration of several factors: kinds of educational programs in which students are enrolled, types of space in which different kinds of students receive instruction, number of student stations available in each type of space, and utilization criteria for rooms and student stations.

Specifically, all students receive instruction in general classrooms, nonvocational students in nonvocational laboratories, and vocational students in vocational laboratories. In the exhibits, capital outlay full-time-equivalent student enrollment and number of student stations both are distributed appropriately among the three instructional space categories.

College: LAKE CITY COMMUNITY COLLEGE

Site : No. 1: Main Campus

SUMMARY OF STUDENT STATIONS

SPACE CATEGORY	GENERAL CLASSROOMS	NON-VOCATIONAL	PHYSICAL EDUCATION	VOCATIONAL
FACILITIES LIST:				
1997-98 CO-FTE To Be Housed	2,228	960	0	1,268
Utilization Index Percent *	0.4040	0.2381	1.0000	0.4902
Student Station Allocation	900	229	0	622
1997-98 Facilities List	900	238	0	627
Facilities List Over or (Under)	0	9	0	5
INVENTORY:				
Existing Student Stations In Inventory	722	190	0	527
Student Stations - Construction	100	24	0	125
Student Stations - Remodeling	71	0	0	(46)
Student Stations - Renovation	0	0	0	0
Stations Only For Program **	0	0	0	0
Survey Recommended Stations	893	214	0	606
Utilization Index *	2.4750	4.2000	1.000	2.040
CO-FTE Housed	2,210	899	0	1,236

* Indexes and reciprocals are for site with fewer than 2,500 CO-FTE.

** Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

Note: Capacity defined as number of CO-FTE students that can be housed by plant in instructional activities. Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

40

In addition, utilization criteria for each space category specify expected weekly hours of room use, percentage of student station use, and average weekly contact hours of students. In the tables, utilization indexes which combine category criteria are used to transform student stations into capacity and, conversely, utilization index reciprocals are used to convert capacity into student stations.

Explicit information related to the summary exhibits is provided throughout the survey report. Projection of 1995-96 capital outlay full-time-equivalent student enrollment is explained in **Exhibits 310 and 320** of **Section 5**. Educational programs are listed in **Exhibit 130** of **Section 6**. Utilization criteria are given in **Section 3**. Existing student stations are listed in **Exhibit 140** of **Section 7**. Recommendations for remodeling, renovation, and new construction are included in **Section 10**.

Personnel and Services: Facility planning for housing faculty, staff, and administrators, and auxiliary and ancillary services involves assessment of present plants, identification of future needs, and recommendations for remodeling, renovation and new construction to meet the needs. A summary of the five-year plan for accommodating the personnel and auxiliary and ancillary services for Lake City Community College is presented by site in **Exhibit 340**. The exhibits also provide a summary of the plan for housing instructional programs and student enrollments, given in terms of square footages instead of student stations and capacities.

Specific information related to the summary table is provided in other sections of the survey report. Square footage allocations by space category by site are shown in **Exhibit 160** of **Section 8**. Auxiliary and ancillary facilities are defined and described in **Section 7**. Existing aggregate square footages by category by site are given in **Exhibit 340** of **Section 7**. Recommendations for remodeling, renovation, and new construction are included in **Section 10**.

Exhibit 160

College: LAKE CITY COMMUNITY COLLEGE

Site : No. 1: Main Campus

SUMMARY OF EXISTING AND RECOMMENDED SQUARE FOOTAGE

SPACE CATEGORY	1997–98 SPACE ALLOCATION	EXISTING INVENTORY SPACE	SPACE DEFICIT OR SURPLUS	RECOMMENDED CHANGE–NSF		SURVEY RECOMMENDED SPACE
				Construction	Remodeling	
INSTRUCTIONAL SPACES:						
Classrooms	25,200	15,907	(9,293)	2,970	2,380	21,257
Nonvocational Spaces	17,420	15,642	(1,778)	1,824	0	17,466
Physical Education	16,000	19,481	3,481	0	0	19,481
Vocational Spaces	110,612	69,525	(41,087)	28,863	(1,915)	96,473
Subtotal	169,232	120,555	(48,677)	33,657	465	154,677
ACADEMIC SUPPORT:						
Library	18,183	10,844	(7,339)	5,481	0	16,325
Audiovisual	7,662	5,576	(2,086)	1,558	0	7,134
Auditorium/Exhibition	6,684	7,478	794	0	0	7,478
Subtotal	32,529	23,898	(8,631)	7,039	0	30,937
STUDENT SERVICES:	16,710	14,016	(2,694)	2,246	577	16,839
INSTITUTIONAL SUPPORT:						
Office	28,006	33,471	5,465	0	(370)	33,101
Support Services	12,324	15,225	2,901	0	(480)	14,745
Custodial Services	2,451	0	(2,451)	747	(192)	555
Sanitation:						
* Student Restrooms	3,342	3,342	0	0	0	3,342
* Staff/Public Restrooms	557	557	0	0	0	557
Subtotal	46,680	52,595	5,915	747	(1,042)	52,300
ELECTRIC/HVAC EQUIPMENT	15,909	0	(15,909)	0	0	0
TOTAL NET SQUARE FEET	281,060	211,064	(69,996)	43,689	0	254,753
NET–TO–GROSS DIFFERENCE	95,560	71,551	(24,009)	14,811	0	86,361
TOTAL GROSS SQUARE FEET	376,620	282,615	(94,005)	58,500	0	341,114

* Existing Inventory Space for Sanitation not available – derived from 1997–98 Space Allocation.

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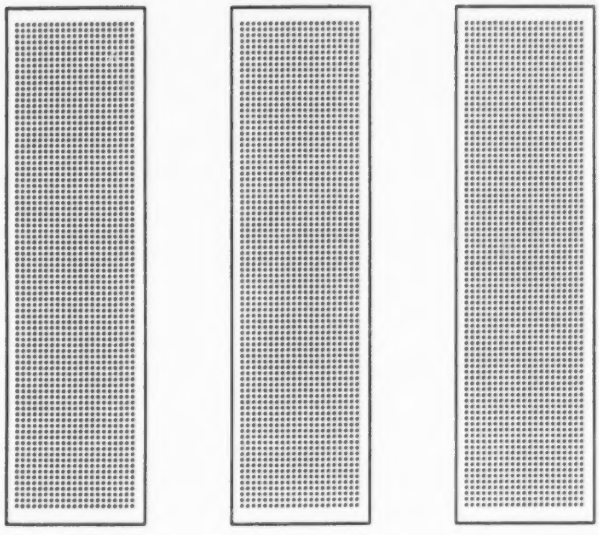

SECTION 9

ANALYSIS

OF

CAPITAL OUTLAY FINANCES

The survey team developed a comprehensive plan for meeting the educational plant needs of the college for the succeeding five-year period. During the planning process, they evaluated needs for site acquisition, development, and improvement, remodeling, renovation, and new construction. Implementation of the complete plan for Lake City Community College as set forth in the survey recommendations included in **Section 10** was estimated to cost $12,153,184.

Financial capacity for accomplishing the plan depends upon the amount of future revenues made available to the college as well as obligations previously incurred. Thus, revenue sources accessible for capital outlay expenditure are discussed below. In addition, the indebtedness of the college during the period of the survey for state board of education capital outlay bonds is displayed in **Exhibit 210: Schedule of ... Bond Issues and Debt Requirement.** Finally, further information regarding the recent financial position of the college is found in **Exhibit 220: Capital Outlay Expenditures by Fund Source** and **Exhibit 230: Capital Outlay Expenditures by Project Type**. Capital outlay expenditure patterns by fund source and by project type are traced for the preceding five-year period.

Revenue Sources for Capital Outlay: College capital outlay projects may be financed from federal, state, and local fund sources. The primary sources of funds for Florida community colleges are state revenues provided for in Section 9(a)(2) and Section 9(d) of Article XII of the State Constitution, as amended.

Under the provisions of the Public Education Bond Amendment, Section 9(a)(2), Article XII, State Constitution, as amended, proceeds of revenues derived from gross receipts taxes for utility services are placed in the Public Education Capital Outlay and Debt

Service Trust fund. Revenues, interest, and proceeds derived from the sale of public education capital outlay bonds issued by the State Board of Education are used to finance capital projects for the state system of public education as authorized by the Legislature. Funds accruing under this section commonly are referred to as public education capital outlay (PECO).

Each year the Legislature allocates funds from the Public Education Capital Outlay and Dept Service Trust Fund appropriation to various boards in the state system of public education. Pursuant to Section 235.41, F.S., the Commissioner of Education submits a comprehensive capital outlay budget request for all boards to the Legislature. In accordance with Section 235.435(1)(a), F.S., each college board of trustees annually receives an allocation for remodeling, renovation, maintenance, repairs, and site improvement for existing satisfactory facilities. In addition, under the provisions of Section 235.435(4)(a), F.S., the boards of trustees receive funds for projects based on a three-year priority list for the entire state community college system included in the legislature budget request.

Under the provisions of the School Capital Outlay Amendment, Section 9(d), Article XII, State Constitution, as amended, the first proceeds of revenues derived from the licensing of motor vehicles are placed in the Capital Outlay Bonds and Debt Service Fund and distributed annually among the school districts and college districts in the ratio of the number of instructional units in each district. Thus each district receives funds each year. After adoption of a resolution by the college board of trustees requesting issuance of capital outlay bonds against revenues accruing to the college district, the State Board of Education is authorized to issue bonds for and on behalf of the district. Funds accruing under this section commonly are referred to as capital outlay and debt service (CO&DS).

Revenues, interest, and proceeds derived from the sale of capital outlay bonds are used to finance capital projects in the order of priority of need based on recommendations in the current educational plant survey. The order of priority for expenditure of funds is established by the Board of Trustees in accordance with Rule 6A-2.0206, FAC, and approved by the State Board of Education.

Exhibit 210

College: LAKE CITY COMMUNITY COLLEGE

SCHEDULE OF STATE BOARD OF EDUCATION BOND ISSUES AND DEBT REQUIREMENT

Year	Name of Issue	SERIES OF ISSUE	AMOUNT OF ISSUE	UNRETIRED PRINCIPAL 7/1/93	DEBT SERV OBLIGATION 7/1/93 THRU 6/30/98	UNRETIRED PRINCIPAL 7/1/98
1/1/74		1974-A	$690,000	$195,000	$143,980	$135,000
1/1/77		1977-A	$475,000	$200,000	$196,750	$170,000
1/1/79		1979-A	$115,000	$50,000	$55,910	$45,000
	Totals		$1,280,000	$445,000	$396,640	$350,000

SOURCE: Department of Education, Office of Educational Facilities, Educational Facilities Budgeting and Financial Management Section, "State Board of Education Bond Maturity Schedules".

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Exhibit 220

College: LAKE CITY COMMUNITY COLLEGE

Site : No. 1: Main Campus

CAPITAL OUTLAY EXPENDITURES BY FUND SOURCE FROM 1987-88 THROUGH 1991-92

FUND SOURCE	1987-88	1988-89	1989-90	1990-91	1991-92
PUBLIC EDUCATION BOND AMENDMENT (PECO)					
Correction Of Fire Safety Deficiencies	$0.00	$0.00	$0.00	$0.00	$0.00
Modification For Physically Handicapped	0.00	0.00	0.00	0.00	0.00
Correction of Safety-To-Life Deficiencies	0.00	0.00	0.00	0.00	0.00
Removal Of Asbestos	0.00	0.00	0.00	16,870.00	51,050.00
Remodeling, Renovation, Maintenance, Repair, and Site Improvement	556,496.00	190,291.00	1,572,359.00	1,767,686.00	635,566.00
New Construction	1,765,358.00	438,871.00	68,773.00	0.00	0.00
Library, Books and Films	0.00	0.00	0.00	0.00	0.00
SCHOOL CAPITAL OUTLAY AMENDMENT (CO&DS)					
Revenue Flowthrough And Interest	0.00	0.00	0.00	0.00	0.00
Bond Proceeds, SBE Capital Outlay Bonds	112,944.00	35,926.00	(501.00)	0.00	0.00
STATE GENERAL REVENUE	0.00	0.00	0.00	0.00	0.00
LOCAL FUNDS	0.00	653,486.00	92,578.00	0.00	0.00
FEDERAL FUNDS	0.00	0.00	0.00	0.00	0.00
Totals	$2,444,798.00	$1,318,574.00	$1,733,209.00	$1,784,556.00	$686,616.00

SOURCE: Amounts from the Annual Financial Reports issued by the Accounting Offices of the college.

Exhibit 230

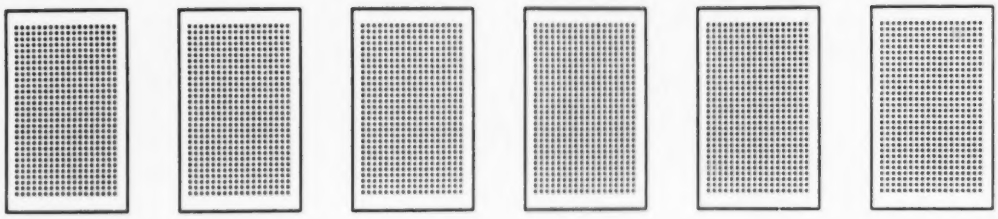
College: LAKE CITY COMMUNITY COLLEGE
Site : No. 1: Main Campus

CAPITAL OUTLAY EXPENDITURES BY PROJECT TYPE FROM 1987-88 THROUGH 1991-92

TYPE EXPENDITURE	1987-88	1988-89	1989-90	1990-91	1991-92
Planning	$0.00	$0.00	$0.00	$0.00	$0.00
Land Acquisition	0.00	0.00	0.00	0.00	0.00
Building Construction	1,953,705.00	335,330.00	1,399,626.00	1,512,829.00	502,023.00
Furniture And Equipment	24,515.00	686,635.00	110,126.00	109,180.00	1,431.00
Remodeling, Renovation, Maintenance And Repair	465,809.00	125,518.00	192,793.00	99,873.00	170,198.00
Other Structures & Improvements *	769.00	171,091.00	30,663.00	62,674.00	12,964.00
Library Books And Films	0.00	0.00	0.00	0.00	0.00
Totals	$2,444,798.00	$1,318,574.00	$1,733,208.00	$1,784,556.00	$686,616.00

SOURCE: Amounts from the Annual Financial Reports of the Accounting Offices of the college.

NOTE: Definitions of asset classifications Accounting Manual For Florida's Public Community Colleges. Site development and site improvement are included under Other Structures and Improvements asset classification.



SECTION 10

RECOMMENDATIONS

FOR

EDUCATIONAL PLANTS

LAKE CITY COMMUNITY COLLEGE

Exhibit 500

RECOMMENDATIONS FOR EDUCATIONAL PLANTS
FOR

LAKE CITY COMMUNITY COLLEGE

The comprehensive five-year plan for meeting the educational plant needs of the community college is specified in the list of recommendations formulated by the survey team. The plan provides for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college district.

The recommendations furnish the foundation for adoption of a proposed five-year plan for educational plants of the district by the Board of Trustees, in accordance with Section 235.16, F.S. Similarly, the recommendations serve as the basis for the proposed building program with projects listed in the order of priority, submitted pursuant to Rule 6A-2.0207, FAC, by the Board of Trustees through the Office of Educational Facilities to the State Board of Education for approval. The order of priority of need for projects is established in Rule 6A-2.0206, FAC.

Cost estimates included with the recommendations were current at the time of the survey visit. Estimates are derived from the gross square foot cost of construction for the college used in the legislative capital outlay budget request for the fiscal year in which the survey was conducted.

It should be noted that cost estimates attached to recommendations are added only to provide a general idea of anticipated cost and should not be interpreted as accurate estimates for particular projects. At the point in time that recommendations are incorporated into planning specific projects, actual cost estimates appropriate for those projects need to be prepared by professional estimators for the college. Square foot rates and cost estimates for the community college educational plant survey recommendations are reported herein as follows:

RECOMMENDATION CATEGORY	SQUARE FOOT COST RATE	ESTIMATED COST
Construction	$108.35	$6,338,475
Remodeling	54.18	2,816,060
Renovation	36.12	1,017,789
Site Acquisition		0
Site Development		0
Site Improvement		1,624,103
ESTIMATED TOTAL COST		$11,796,427

In addition, six standard recommendations are listed for college-wide application, as needed. They address general categories of physical plant need that are likely to occur over time. No cost estimates are indicated for these recommendations.

RECOMMENDATIONS

College: LAKE CITY COMMUNITY COLLEGE

Site : No. 1: Main Campus

Site Improvement

1.01. Renovate sidewalks damaged and rendered unsafe by tree roots and water; approximately 985 linear feet by 5 feet wide.

Estimated Cost: $ 7,000

1.02. Construct Union Road from Building 56 to Firing Range with hard surface, positive drainage, and illumination; approximately .25 miles.

Estimated Cost: $ 30,000

1.03. Construct access road to Agri-Business complex with hard surface, positive drainage and illumination; approximately .25 miles.

Estimated Cost: $ 40,000

1.04. Renovate baseball field, to include illumination, spectator seating, and irrigation; for physical education.

Estimated Cost: $ 55,000

1.05. Construct four (4) three-wall and two (2) four-wall racquetball/handball courts, with illumination; for physical education.

Estimated Cost: $ 110,000

1.06. Construct, campus-wide, exterior lighting system.

Estimated Cost: $ 50,000

1.07. Construct 69,742 net square feet of covered walkway to connect all buildings on campus.

Estimated Cost: $ 887,103

1.08. Construct, campus-wide, exterior signs.

Estimated Cost: $ 20,000

1.09. Construct, at the Correction Site, access and service road with hard surface, positive drainage, and illumination; approximately .2 miles.

Estimated Cost: $ 160,000

1.10. Construct, at the Correction Site, circular entrance drive to north side of Facility 1 - Main Building, with hard surface, positive drainage, and illumination; approximately .1 mile.

Estimated Cost: $ 80,000

1.11. Renovate, at the Correction Site, sitewide lighting and electrical system.

Estimated Cost: $ 100,000

1.12. Construct, at the Correction Site, landscaping and irrigation and sprinkling system.

Estimated Cost: $ 50,000

1.13. Construct, at the Correction Site, walking track for aerobic training; for law enforcement program.

Estimated Cost: $ 35,000

Total Site Improvement Costs: $ 1,624,103

Remodeling:

1.14. Remodel Facility 4 - Social Science; all rooms; as classroom facilities and service areas; use codes 110, 115; PLUS 150 student stations; 4200 NSF; as office facilities and service areas; use codes 310, 315; zero student stations; 305 NSF; and as custodial, circulation, sanitation, mechanical, and electrial; use codes 10, 20, 30; zero student stations; 1321 NSF; total 5826 NSF.

Estimated Cost: $ 315,652

1.15. Remodel Facility 14 - Student Center; all rooms; as student services and service areas; use codes 630, 635, 650, 655, 660,

665, 670, 675, 680, 685, 690, 820, 850, 860, 870, 880, 895; zero student stations; 12832 NSF; as office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 3600 NSF; as custodial, sanitation, mechanical, circulation; use codes 10, 20, 30; zero student stations; 2460 NSF; total 18892 NSF.

Estimated Cost: $ 1,023,569

1.16. Remodel Facility 15 - Technical-A; all rooms except room 0039; as drafting and design laboratory suite; use codes 210, 215; PLUS 15 student stations; 1670 NSF; as office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 3000 NSF; as support services facilities and service areas; use codes 650, 655; zero student stations; 220 NSF; as custodial, sanitation, mechanical, circulation; use codes 10, 20, 30; zero student stations; 799 NSF; total 5689 NSF. (Remodeling Room 0034; use code 210 vocational; LESS 15 student stations.)

Estimated Cost: $ 308,230

1.17. Remodel Facility 19 - Technical G; all rooms; as classroom facilities and service areas; use codes 110, 115; PLUS 75 student stations; 2132 NSF; as forestry laboratory suite; use codes 210, 212, 215; PLUS 25 student stations; 4250 NSF; as carpentry laboratory suite; use codes 210, 212, 215; PLUS 20 students stations; 3245 NSF; as welding laboratory suite; use codes 210, 212, 215; PLUS 15 student stations; 3140 NSF; as office facilities and service areas; use codes 310, 315; 300 NSF; and as custodial, circulation, sanitation, mechanical facilities; use codes 10, 20, 30; zero student stations; 1000 NSF; total 14067 NSF. (Remodeling Rooms 001, 002, 003, 011, 011A; use codes 210, 220 vocational; LESS 104 student stations; Room 014; use code 110; LESS 33 student stations.)

Estimated Cost: $ 762,150

1.18. Remodel Facility 21 - Technical E; Rooms 0018, 0021, 0022; as two (2) clerical occupations (typing) laboratory suites; use codes 210, 215; PLUS 50 student stations; 2763 NSF. (Remodeling Rooms 0018, 0021, 0022; use code 210 vocational; LESS 52 student stations.)

Estimated Cost: $ 149,699

1.19. Remodel Facility 30 - Agri-Business Laboratory; Rooms 001, 002,003,004,005, 007, 012, 013, 014, 015, 016, 017, 018, 019, 020; as ornamental horticulture laboratory; use code 210; PLUS 15 student stations; 750 NSF; as turf management (golf course) laboratory; use code 210; PLUS 15 student stations; 750 NSF; as golf course design laboratory; use code 210; PLUS 30 student stations; 1500 NSF; as golf course design laboratory service areas; use code 215; zero student stations; 462 NSF; as office facilitis and service areas; use codes 310, 315, 350, 355; zero student stations 474 NSF; and as custodial, circulation, sanitation, mechanical facilities; zero student, stations; 515 NSF; total 4451 NSF. (Remodeling Rooms 001, 002 003; use code 210 vocational; LESS 60 student stations.)

Estimated Cost: $ 241,155

1.20. Remodel Facility 61 - Control Tower; for relocation; 288 NSF.

Estimated Cost: $ 15,604

Total Remodeling Cost: $ 2,816,060

Renovation:

1.21. Renovate Facility 1 - Administration; HVAC system; 7937 NSF.

Estimated Cost: $ 286,684

1.22. Renovate Facility 10 - Gymnasium locker facilities;2856 NSF.

Estimated Cost: $ 103,159

1.23. Renovate Facility 13 - Weight Lifting; all rooms; 1140 NSF.

Estimated Cost: $ 41,177

1.24. Renovate Facility 16 - Tech B; all rooms; 4883 NSF.

Estimated Cost: $ 176,374

1.25. Renovate Facility 21 - Cosmetology; Rooms 003, 004, 005, 006, 007, 008, 009, 0010, 0011, 0012, 0012A, 0013, 0014, 0016, 0017, 0017A 0019, 0020; 3962 NSF.

Estimated Cost: $ 143,107

1.26. Renovate Facility 25 - Storage Facility; all rooms; 7180 NSF.

Estimated Cost: $ 259,342

1.27. Renovate Facility 36 - Vehicle Storage; Room 0036; 220 NSF.

Estimated Cost: $ 7,946

Total Renovation Cost: $ 1,017,789

New Construction:

1.28. Construct four (4) classroom facilities and service areas; use codes 110, 115; PLUS 100 student stations; 2800 NSF; 3977 GSF.

Estimated Cost: $ 430,908

1.29. Construct biology laboratory suite and service areas; use codes 210, 215; plus 24 student stations; 1720 NSF; 2443 GSF.

Estimated Cost: $ 264,699

1.30. Construct ornamental horticulture laboratory service areas; use codes 212, 215; zero student stations; 3475 NSF, 4936 GSF.

Estimated Cost: $ 534,816

1.31. Construct turf management (golf course) laboratory service areas; use codes 212, 215; zero student stations; 3475 NSF, 4936 GSF.

Estimated Cost: $ 534,816

1.32. Construct golf course design laboratory service areas; use codes 212, 215; zero student stations; 3013 NSF, 4280 GSF.

Estimated Cost: $ 463,738

1.33. Construct sales-merchandising II (marketing/distribution) laboratory suite; use codes 210, 212, 215; PLUS 20 student stations; 1940 NSF: 2756 GSF.

Estimated Cost: $ 298,613

1.34. Construct accounting and computing laboratory suite; use codes 210, 215; PLUS 20 student stations; 1220 NSF; 1733 GSF.

Estimated Cost: $ 187,771

1.35. Construct word processing laboratory suite; use codes 210, 215; PLUS 20 student stations; 1500 NSF; 2131 GSF.

Estimated Cost: $ 230,894

1.36. Construct secretarial occupations (secretary) laboratory suite; use codes 210, 215; PLUS 20 student stations; 1260 NSF; 1790 GSF.

Estimated Cost: $ 193,947

1.37. Construct business data processing laboratory suite; use codes 210, 212, 215; PLUS 15 student stations; 1570 NSF, 2230 GSF.

Estimated Cost: $ 241,621

1.38. Construct law enforcement laboratory suite; use codes 210, 212, 215, 220; PLUS 15 student stations; 7840 NSF; 11136 GSF.

Estimated Cost: $ 1,206,586

1.39. Construct correctional officer laboratory suite; use codes 210, 212, 215, 220; PLUS 15 student stations, 1915 NSF; 2720 GSF.

Estimated Cost: $ 294,712

1.40. Construct roof over existing masonry laboratory suite service area; use code 20; zero student stations; 1000 GSF.

Estimated Cost: $ 108,350

1.41. Construct library facilities and service areas; use codes 410, 420, 430, 440, 455; zero student stations; 7339 NSF; 10,424 GSF.

Estimated Cost: $ 795,181

1.42. Construct audio-visual facilities and service area; use codes 530, 535; zero student stations; 2086 NSF; 2963 GSF.

Estimated Cost: $ 226,018

1.43. Construct student service facilities and service areas; use

codes 630, 635, 650, 655, 660 665, 670, 675, 680, 685, 690, 810, 830, 850, 895; zero student stations; 2117 NSF; 3007 GSF.

Estimated Cost:	$	325,808
Total New Construction Cost:	$	6,338,478
Total Survey Cost:	$	11,796,427

Standard Collegewide Recommendations

S.1. Provide custodial services facilities as prescribed in Rule 6A-2.038(2)(3), Florida Administrative Code.

S.2. Provide sanitation facilities for serving students, staff, and the general public as required in Rule 6A-2.068, .069, Florida Administrative Code.

S.3. Correct deficiencies related to safety, health, and sanitation as identified in Rule 6A-2, Part III, Florida Administrative Code.

S.4. Modify facilities, recommended for continued use in this survey report, to comply with standards and specifications for the physically disabled as established in Section 255.21, Florida Statutes.

S.5. Replace defective roofs and roofing membranes, except those of facilities recommended to be razed in this survey report, in accordance with Rule 6A-2.0205(8), Florida Administrative Code.

S.6. Replace or purchase additional furnishings and equipment, for facilities recommended for continued use in this survey report, as provided for in Rule 6A-2.0205(5), Florida Administrative Code.

S.7. Provide paved auto parking areas pursuant to Rule 6A-2.039(5), FAC.

S.8. Purchase sites for SBE designated campuses, centers and special purpose centers for educational facilities for future use beyond the projection period of this survey. Sites to be approved by the Office of Educational Facilities pursuant to Section 235.19 and 240.327, Florida Statutes, and Rule 6A-2.039, FAC.